

## **Planning Application – Reserved matters application for 28 dwellings at Harden Road and Keighley Road, Harden**

### **Harden Parish Council Comments, 20 February, 2018**

The site is situated in a prominent and sensitive site in the village centre close to and within sight of a number of listed and historic buildings. The Parish Council therefore agrees wholeheartedly with the assessment of the Conservation officer as expressed in the first five paragraphs of his report. The layout and house types appear to have been imported as standard designs without any attempt to relate them to the local architecture and village scene.

The Parish Council therefore objects strongly to the application as submitted and recommends that the application as it stands be refused by BMDC.

Should BMDC be minded to approve the application, Harden Parish Council requests that it be considered by the Shipley & Keighley Planning Panel and will send a representative to support our application for refusal.

We would make the following additional comments: -

1. Three storey properties are not acceptable as they are out of keeping with the village style. The only comparable ones are Gatesway which were modelled on the previous mill building and Granic Mews which is set low down and has the same roof lines as the adjacent bungalows. The developers submission on local vernacular designs in support of their application serves merely to demonstrate how poor their own design proposals are.
2. The emphasis on four bedroom properties ( 13 out of 28 ) is not, in our view, the correct balance for the village. Many of the larger houses with big gardens in the village are under occupied by older residents who would like to downsize but stay in the community.
3. The materials to be used in the construction are not specified but these should be natural stone with slate roofing.
4. It is still not clear which are the six affordable houses as required by the outline permission, based on 25% of a 25 house scheme. In the 28 houses scheme as submitted this should rise to seven.
5. Plots 26, 27 and 28 appear too close to the rear of Granic Mews. This is not resolved in the revised layout. We note and agree with the response by the Trees Team that plots 25 28 are too tight to the woodland edge and that these areas should be redesigned. An email from Michael Eaglestone (BMDC) to Jay Everitt (Addison Planning) has either not be received or not been posted on the website. Clearly the application cannot be positively determined until this information is available.
6. The footpath from the development to Harden Road near the bus stop has now been re-instated in the revised layout.

7. While welcoming the inclusion of charging points for electric vehicles, the Parish Council regrets that the developers have not sought to take advantage of this south facing site by including solar panels in the roofs.

8. We require more information about the ongoing maintenance of the Village Green Space to ensure that this does not fall onto the public purse in the future. This should include detail of the shrub planting, wild flower meadow and grass shown in the detailed landscape proposals.

9. We object to the removal of trees G18. Their amenity value has been understated but if removal is required they should be replaced with cherry trees.

10. We note the proposed 1.2m post and rail fence around the village green space shown in the illustrative masterplan and shown as a purple dotted line on the site layout. While it is not clear from the latter plan exactly what the purple line represents, for the avoidance of doubt, the boundary should be constructed of stone to match the existing wall along Keighley Road and Harden Road not emulating the poor quality fence currently in place along the access to Crowthers.

11. In our opinion there is little of benefit to the population of Harden contained within the s106 agreement entered into by the Council. We note that the Education Contribution is to be used for the upgrading of existing facilities at Cullingworth Primary School and not at Harden. This is a significant development for the village of Harden and we require that the Village receives benefit for Community Uses. Harden Parish Council require to be consulted further on this matter.

12. We endorse the safety comments made by the Police.

13. We note that no response has been received from Addison Planning to the queries raised by Cushman and Wakefield on behalf of Bradford Council and that the promised reply on 24th April of within the week has either not materialised or been posted on the website. Clearly the application cannot be positively determined until this information is available. Comments Submitted

### **Additional Parish Council Comments, 16 June, 2018**

The parish council has objected to the removal of the cherry trees as we believed that their amenity value had not been fully appreciated. We understand the reasons why the access road is where it is, but will continue to object to the removal of the cherry trees. If a clear case is made for their removal on, for example, safety grounds because of their age and condition, we have said that they should be replaced with similar trees in a suitable location.

**Preparation of CGI.** An image from the agreed viewpoint in the centre of Harden would indeed be helpful and we look forward to seeing it.

**Affordable housing.** The Parish Council has queried whether the number of affordable houses is sufficient given that there has been no indication of which properties they actually are.

**Heritage Conservation.** This is very much in line with the Parish Council's view expressed in previous submissions, especially in relation to the 3 storey houses and comments in the penultimate paragraph about the impact this development will have on the village scene and the listed buildings. We cannot emphasise enough the nature of the current proposals is not considered suitable for this site in the village.

**Jay Everitt e mail dated 31.05.18.** This is very much in line with the Parish Council's thinking, especially comments about a 1980s suburban layout not being suitable or fitting for Harden.

**Note:** Planning applications and documents can be viewed via Bradford Council's online system <http://www.planning4bradford.com/online-applications>. This application is reference 18/00158/MAR.